**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

**858 MAIN STREET, SUGARLOAF, PA 18249**

**MAY 6, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Monday, May 6, 2024 at 6:00 P.M. at the Municipal Building, 858 Main Street, Sugarloaf, PA 18249, as duly advertised in the Standard Speaker on December 15, 2023.

**Attendance:**

Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_Benulis, \_\_\_\_\_ Reed, \_\_\_\_\_

**Pledge of Allegiance**

**Public Comment on Items on Agenda Only:**

Five-minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the Township. One address per person.

**Minutes:**

The Minutes from the Regular Meeting from April 1, 2024 are up for approval. Are there any additions or corrections?

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Minutes as submitted.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Zoning Officer’s Report:**

The Zoning Officer, Henry Mleczynski will read the Zoning Report.

**Subdivision/Lot Consolidations/Land Development:**

**Laputka Subdivision:**

1. The Sewage Planning Module was received from Brior Environmental. It is presented to the Planning Commission for approval and signature.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Sewage Planning Module as submitted.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

If approved the Planning Module will be signed after the meeting.

2. A Letter with comments was received from the client’s Engineer, Peters Consultants in response to the Review Letter from the Township’s Secondary Engineer, Twin Oaks.

3. Review Letters with comments were received from Luzerne County Planning and Engineer.

**SAI State Route 93 Convenience Store and Gas Station:**

1. Received Notice from e-permitting at PennDOT that they received an application for HOP and it’s under review. Later received a Notice stating that they completed their review and a supplement to a highway occupancy permit has been issued.

2. Amended Plans have been received from LIVIC Civil in regards to the addition of charging stations.

On May 2, 2024, a call was received from Russ Treas at LIVIC Civil stating that these Plans have to be revised per Tesla’s requirements. He sent an electronic copy of the Revised Plans to Engineer Denny Peters, the Planning Commission, Zoning Officer and Supervisors. The Planning Commission is to discuss the changes at this time.

**SAI State Route 93 Convenience Store and Gas Station (cont.):**

3. Zoning officer forwarded to Peter’s Consultants application for a sign to be located at the entrance to SAI State Route 93 for concerns regarding line of sight.

**Sugarloaf Industrial & Logistics Holdings, LP:**

1. A letter was received from PA DEP. It included a Draft of the Authorization to Discharge under the National Pollutant Discharge Elimination System-Intent to Issue and the Chapter 102 Permit Fact Sheet. The information is for review and any comment.

**Sugarloaf 93, LLC:**

1. Review Letters with comments were received from Luzerne County Planning and Engineer.

**Old Business:**

**Correspondence:**

1. A Zoning Letter with comments was received from Zoning Officer Henry Mleczynski in regards to the Bolus Land Development Parcel. It was in regards to storage and towing of motor vehicles and towing equipment.

2. Received a Letter from Luzerne Conservation District with comments in regards to violations, along with the Chapter 102 Inspection Report for Royal Crest.

**New Business:**

**Public Comment:**

Five-minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the township. One address per person.

**Adjournment:** With no further business to attend to, a motion to adjourn was made by \_\_\_\_\_, seconded by \_\_\_\_\_, at \_\_\_\_\_\_ P.M.